176.0	0007	0021.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	663,000	/	663,000
USE VALUE:	663,000	/	663,000
ASSESSED:	663,000	/	663,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GYDUS FRANCES-MARY
Owner 2:	GYDUS JOSEPH
Owner 3:	
Street 1:	94 HIBBERT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PAULK ROBERT L & MARY E -
Owner 2:	-
Street 1:	94 HIBBERT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1250 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7080.000	242,500		420,500	663,000
Total Card	0.163	242,500		420,500	663,000
Total Parcel	0.163	242,500		420,500	663,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 530.40 | /Parcel: 530.40

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	118768
GIS Ref	
GIS Ref	
Insp Date	08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0007-0021.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	242,500	0	7,080.	420,500	663,000		Year end	12/23/2021
2021	101	FV	235,400	0	7,080.	420,500	655,900		Year End Roll	12/10/2020
2020	101	FV	235,600	0	7,080.	420,500	656,100	656,100	Year End Roll	12/18/2019
2019	101	FV	205,000	0	7,080.	414,500	619,500	619,500	Year End Roll	1/3/2019
2018	101	FV	205,000	0	7,080.	318,400	523,400	523,400	Year End Roll	12/20/2017
2017	101	FV	205,000	0	7,080.	300,400	505,400	505,400	Year End Roll	1/3/2017
2016	101	FV	205,000	0	7,080.	276,400	481,400	481,400	Year End	1/4/2016
2015	101	FV	193,700	0	7,080.	258,300	452,000	452,000	Year End Roll	12/11/2014

!13801!

PRINT

Date	Time
12/30/21	17:45:56

LAST REV

Date	Time
09/10/18	13:17:03
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13801

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAULK ROBERT L	43740-133		9/20/2004		419,000	No	No		
	14780-291		11/1/1982		58,000	No	No		N

USER DEFINED

Prior Id # 1:	118768
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2017	365	Solar Pa	985	C				
4/4/2014	291	Solar Pa	650					
9/27/2012	1242	Redo Kit	3,500	C				
8/24/1992	393		1,500					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	BS	Barbara S
7/9/2018	MEAS&NOTICE	BS	Barbara S
6/12/2014	External Ins	PC	PHIL C
4/18/2013	Info Fm Prmt	EMK	Ellen K
11/7/2008	Meas/Inspect	345	PATRIOT
12/11/2004	MLS	MM	Mary M
4/24/2000	Inspected	270	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7080		Sq. Ft.	Site		0	70.	0.85	6			Topo	-5					420,546						420,500	

Total AC/HA:	0.16253	Total SF/SM:	7080	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 420,546	Spl Credit	Total: 420,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98549062
Adj $ / SQ:	179.606
Other Features:	59000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	329436
Depreciation:	86971
Depreciated Total:	242465

COMMENTS

PDAS OF=BMT TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

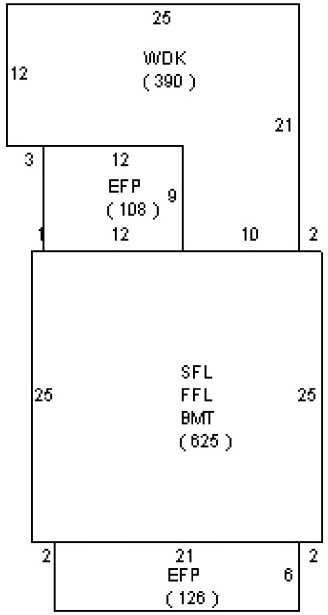
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.61
Special Features:	0	Val/Su Net:	97.04
Final Total:	242500	Val/Su SzAd	194.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	625	53.880	33,676
FFL	First Floor	625	179.610	112,254
SFL	Second Floor	625	179.610	112,254
WDK	Deck	390	8.440	3,292
EFP	Enclos Porch	234	38.300	8,961

Net Sketched Area:	2,499			Total:	270,437
Size Ad	1250	Gross Area	2499	FinArea	1250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0007-0021.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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